

087.0

0006

0006.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

950,100 / 950,100

USE VALUE:

950,100 / 950,100

ASSESSED:

950,100 / 950,100

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
38		RIDGE ST, ARLINGTON

Legal Description							User Acct
							55335
							GIS Ref
							GIS Ref
							Insp Date
							08/03/17

OWNERSHIP

Unit #:

Owner 1: PURINTON TRACY F & JAYME S	
Owner 2:	
Owner 3:	
Street 1: 38 RIDGE ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: SPEROS NICHOLAS T--ETAL -
Owner 2: SPEROS PATRICIA J -
Street 1: 38 RIDGE ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Brick Veneer Exterior and 3094 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

101 One Family	7584	Sq. Ft.	Site	0	70.	0.85	12									453,265			453,300
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Total AC/HA: 0.17410	Total SF/SM: 7584	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 453,265	Spl Credit	Total: 453,300
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USER DEFINED

Prior Id # 1: 55335
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
LAST REV
Date Time
12/30/21 05:02:15
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 1	Rating: Very Good			EST BMT.											
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Good														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1											
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 1	Rating: Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1946		Eff Yr Blt:		Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct: G18		Fact: .		Floor:				Totals				RMS: 7	BRs: 3	Baths: 1	HB: 1				
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 1 - Drywall				Functional:	%			Interior:	1	7	3								
Sec Int Wall: %				Economic:	%			Additions:											
Partition: T - Typical				Special:	%			Kitchen:											
Prim Floors: 3 - Hardwood				Override:	%			Baths:											
Sec Floors: %				Total: 10.8 %			Plumbing:												
Bsmnt Flr: 4 - Carpet							Electric:												
Subfloor:							Heating:												
Bsmnt Gar: 1							General:												
Electric: 3 - Typical							Totals				1	7	3						
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 087.0-0006-0006.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							